



Sympathetically modernised by the current, long-standing owners, this delightful period semi-detached villa features well-proportioned accommodation across three floors. As well as retaining many period features, the layout offers considerable versatility. It would therefore be an ideal family home combining character and modern practicalities.

The City Centre is less than a couple of miles away and excellent local amenities are within a short stroll. Some of the Province's leading schools are in the vicinity ensuring the location will have broad appeal.

It is only upon internal inspection than one can appreciate all this lovely, well-presented home has to offer.

Offers Over
£297,500

114 Cregagh Road
Belfast
BT6 9ES

Viewing by
appointment with
& through agent
028 9065 0000

- Most attractive semi-detached villa
- Flexible accommodation: Option of 4 or 5 bedrooms
- Living room with magnificent fireplace; separate dining/family room
- First floor drawing room/potential extra bedroom
- Modern kitchen with casual dining areas
- Conservatory to rear
- Bathroom, separate shower room and downstairs wc
- Double glazing; natural gas central heating
- Front and enclosed rear gardens
- Detached garage with ample, additional driveway parking



Property Comprises

Ground Floor

Hardwood front door.

ENCLOSED ENTRANCE PORCH: Cornice ceiling, ceramic tiled floor. Internal door with leaded stained glass insets and side lights.

RECEPTION HALL: Cornice ceiling, centrepiece and corbels. Cupboard under stairs.

CLOAKROOM: WC, rice bowl style sink unit with storage underneath. Ceramic tiled floor, part tiled walls. Cloaks/hanging area.

LIVING ROOM: 16'3" x 13'0" (4.96 x 3.98) (Into bay). Cornice ceiling, picture rail. Magnificent cast iron fireplace with marble surround, tiled hearth, gas coal effect fire.



DINING/FAMILY ROOM: 14'2" x 10'11" (4.32 x 3.33) (Into bay). (Currently used as study). Cornice ceiling, picture rail, centrepiece.



KITCHEN/DINING AREA: 20'9" x 10'5" (6.35 x 3.2) (At widest points). Modern range of high and low level units. Island unit with breakfast bar style seating. Single drainer one and a half bowl stainless steel sink unit. Plumbed for dish washer and American style fridge/freezer. Tiled and reclaimed brick recess (original fireplace) with Belling cooker, feature 5 ring gas hob and twin ovens. Tiled floor, part tiled walls. Double doors with glazed panels to:



CONSERVATORY: 12'7" x 11'11" (3.85 x 3.65) French doors to deck and garden. Solid wooden flooring.



First Floor Return

SHOWER ROOM: Corner shower cubicle with Triton electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

BATHROOM: White suite comprising panelled bath with telephone hand shower, pedestal wash hand basin, low flush wc. Original tongue and groove panelling with built-in cupboards and shelved hotpress. Heated towel rail.



BEDROOM (4): 11'10" x 9'6" (3.61 x 2.9) (At widest points). Cornice ceiling. Attractive aspect across to Castlereagh Hills.

LANDING: Cornice ceiling.



BEDROOM (1): 11'8" x 10'2" (3.56 x 3.1) Twin double built-in robes with cupboards above. Cornice ceiling. Picture rail.



DRAWING ROOM: 18'9" x 16'3" (5.72 x 4.97) (Into bay). (Potential 5th Bedroom). Cornice ceiling, picture rail. Attractive sandstone fireplace and hearth with gas coal effect fire.



Second Floor

BEDROOM (3): 11'8" x 10'2" (3.57 x 3.11) Views across to Castlereagh Hills.

BEDROOM (2): 18'4" x 13'0" (5.6 x 3.97) Views across to Black Mountain. Built-in robes with sliding door.

LANDING: Built-in storage cupboard with drawers underneath.



Outside

Brick double entrance pillars with matching front wall. Timber entrance gates.

FRONT GARDEN: In lawn with well-stocked borders. Plants, mature tree and shrubs.

Driveway with parking (and turning for numerous vehicles) leading down side of house to:

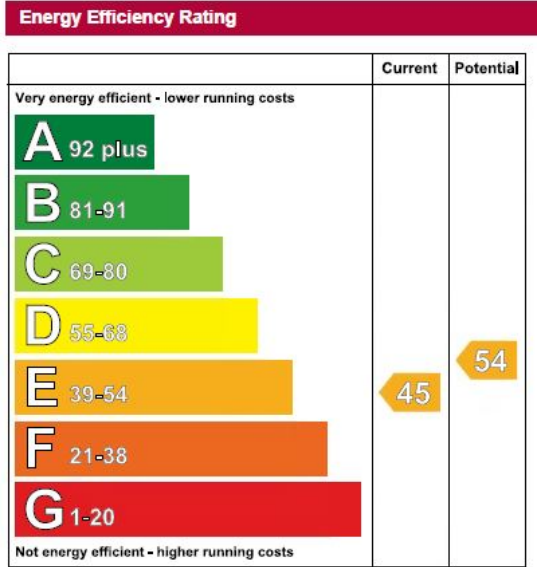
DETACHED GARAGE: 22'3" x 10'5" (6.8 x 3.2) Up and over door, power and light. Utility area with plumbing for washing machine. Sink unit with hot and cold water. Worcester Bosch natural gas boiler (Installed September 2015). Door to garden. Gate from driveway to:

ENCLOSED REAR GARDEN: Mainly in lawn with 2 timber decks. Paths and further sitting areas laid in pebbles. Flowerbeds with variety of plants, trees and flowering shrubs. Greenhouse. Outside lights and tap.



Location:

Heading out of town on the Cregagh Road, property is on the left hand side before roundabout (after Ardenlee Avenue junction).



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